

09/22/21 BCC AGENDA SHEET

FUNERAL HOME
(TITLE 30)

UPDATE
TENAYA WAY/LONE MOUNTAIN RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-21-0324-MCGILLIS INVESTMENT CO, LLP:

APPEAL USE PERMIT for a funeral home.
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.
DESIGN REVIEW for a proposed funeral home on 2.0 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the north side of Lone Mountain Road and the west side of Tenaya Way within Lone Mountain. RM/rk/jd (For possible action)

RELATED INFORMATION:

APN:
125-34-410-058; 125-34-410-068

WAIVER OF DEVELOPMENT STANDARDS:
Reduce throat depth for a proposed driveway along Lone Mountain Road to a minimum of 26 feet and along Tenaya Way to a minimum of 18 feet where 75 feet is the standard per Uniform Standard Drawing 222.1 (a 65% and 76% reduction respectively).

LAND USE PLAN:
LONE MOUNTAIN - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2
- Project Type: Funeral home
- Number of Stories: 1
- Building Height (feet): Up to 35
- Square Feet: 11,625
- Parking Required/Provided: 117/117

Site Plans

The plans show a proposed funeral home that will be developed on 2 parcels of land that are located directly across the street from Bunker's Memory Gardens Cemetery in Lone Mountain. The property is bordered on the north and west by existing R-E zoned residential parcels. The building is centrally located on site which has access to Lone Mountain Road to the south and Tenaya Way to the east. Parking is shown around the perimeter of the site with a total of 117 parking spaces being provided where 117 spaces are required.

Landscaping

The streetscape along Lone Mountain Road and Tenaya Way will provide landscape planters that are 10 feet to 24 feet in width and will include trees, shrubs, and groundcover. The landscaping provided along the residential property lines to the north and west will consist of a double row of Mondell pines that are off-set 10 feet on-center. Interior to the site, landscaping is provided along the building footprint and parking areas.

Elevations

The plans depict the building will be single story with a residential style to match the surrounding area. The funeral home will have a pitched roof with varying building heights from 14 feet to just under 35 feet. The exterior of the building will have an earth tone stucco finish with cultured stone accents and a concrete tile roof.

Floor Plans

The funeral home consists of an overall area of 11,625 square feet with a 1,630 square foot open courtyard in the middle of the building. The facility provides a reception and lobby area, courtyard, primary service area, arrangement meeting rooms, office, repose room, embalming room, restrooms, and other miscellaneous rooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the funeral home will be open 7 days a week from 8:00 a.m. to 4:30 p.m. Functions would typically take place during regular business hours. However, any scheduled function beyond those hours would be completed by 9:00 p.m. Furthermore, according to the applicant the site has consciously been designed with the neighborhood in mind. The building is under 35 feet in height and the exterior has warm earth tones and has a residential character to its design.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0187-08	Congregate care facility - expired	Approved by BCC	July 2008
VS-0188-08	Right-of-way between Lone Mountain Road and Verde Way - expired	Approved by PC	April 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential
South	City of Las Vegas	U(L)	Bunker’s Memory Gardens Cemetery
East	City of Las Vegas	R-PD5	Painted Desert single family & multiple family residential
West	Residential Low (up to 3 du/ac)	R-E	Single family residential

Related Applications

Application Number	Request
VS-21-0323	A request to vacate and abandon a portion of a right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

With appropriate building siting, proper building massing and scale, required parking, and appropriate buffering, a funeral home can be consistent and compatible with residential neighborhoods in accordance with Title 30 and the Comprehensive Master Plan. Other facilities of this nature have been approved and developed in residential areas with little or no adverse impact to the community. Staff does not have an issue with the proposed use; therefore, can support the request.

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Design Review

One of the major issues identified in the land use plan updates is the compatibility of new developments adjacent to RNP areas. It is essential that new developments are compatible and

consistent with existing developed properties in the area. The considerations for compatibility may include design features related to existing and proposed developments, such as, but not limited to bulk standards such as height, mass, density, and architecture. Compatibility refers to the sensitivity of development proposals in maintaining the character of existing areas.

Staff finds the plans depict building elevations, with corresponding bulk, design characteristics, and other architectural and aesthetic features, that have been designed to be harmonious and compatible with development in the area; therefore, staff can support the request.

Public Works - Development Review

Waiver of Development Standards

The applicant worked with staff to remove parking spaces adjacent to both commercial driveways, which provides more room for vehicles to safely exit the right-of-way; therefore, staff has no objection to the reduction in the throat depths.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PLANNING COMMISSION ACTION: August 17, 2021 – APPROVED – Vote: Aye: Stone, Kirk, Frasier, Kilarski, Castello, Waltho Nay: Nguyen

Current Planning

- No wall signage;
- Architecture to remain ranch style;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated County; and that for any sanitary sewer needs, to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC: Lone Mountain - denial.

APPROVALS: 4 cards

PROTESTS: 2 cards, 3 emails

APPEAL: This item has been appealed by a neighbor who states this request is against the Interlocal Agreement and is not allowed per contract.

APPLICANT: FRANCOIS BENOIT

CONTACT: FRANCOIS BENOIT, CREATIVE DESIGN ARCHITECTURE, 1855 VILLAGE CENTER CIRCLE, LAS VEGAS, NV 89134